

PLANNING COMMISSION

September 11, 2003 – 6:00 P.M.

CITY COUNCIL CHAMBERS

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**

August 07, 2003

August 21, 2003

- E. OLD BUSINESS**
- F. NEW BUSINESS**

1. **Case #M 2003-30.** RainbowVision Santa Fe Retirement Community. RainbowVision Santa Fe LLC, requests final development plan approval for a retirement community to include 182,200 square feet of total gross floor area of buildings with a total of 145 dwelling units and including a variance to undisturbed setback area requirements. The property is zoned C-1 PUD (Office and Related Commercial – Planned Unit Development) and is located at the southeast corner of St. Francis Drive and Rodeo Road. (Greg Smith)
2. **Case # S 2003-19.** Acequia Bonita Subdivision Final Plat. Richard Gorman, agent for Don Gorman and Suzanne Jacquez-Gorman, requests final plat approval to create a 7 lot subdivision on approximately 1.07 acres of land. The property is zoned R-6 (Single Family Residential – six dwelling units per acre) and is located at the mid-block of the east side of Harrison Road between Agua Fria and Cerrillos Road. (Ron Quarles)
3. **Case # S 2003-18.** Osito Subdivision Final Plat. Jim Siebert, agent for Osito, LLC / Beth Parisi, requests final plat approval to create a 15 lot subdivision on approximately 2.81 acres. The property is zoned R-5 (Single Family Residential – 5 dwelling units per acre) and is located on the south side of Agua Fria Street, east of Velarde Street and west of Larrogoite Elementary School. (Derrick Archuleta)

4. **Case # S 2003-16.** Viejo Rastro Subdivision Preliminary Plat. Jim Malmstrom requests preliminary plat approval to create a 4 lot subdivision on approximately 4.3 acres. The property is zoned R-1 (Single Family Residential, 1 dwelling per acre) and is located west of the Old Santa Fe Trail at the western extent of Viejo Rastro Road cul-de-sac. (Derrick Archuleta)
POSTPONED FROM AUGUST 07, 2003
5. **Case # M 2003-11.** Rikoon/Kurt Young Offices General Plan Amendment. Kurt Young, requests an amendment to the Land Use Diagram of the 1999 General Plan by changing the designation of approximately .181 acres from Moderate Density Residential to Office. The property is located at 1413 & 1413 1/2 Paseo de Peralta Drive. (Derrick Archuleta)
POSTPONED FROM AUGUST 07, 2003
6. **Case #M 2003-32.** Tract 39, Phase 2A, Unit 2 Tierra, Contenta Barrio del Corazon Final Development Plan. David R. Thomas, Tierra Contenta Corporation, requests final development plan approval to create a 10 lot subdivision on approximately 2.050 acres. The property is zoned PRC (Planned Residential Community) and is located at the southwest corner of Paseo del Sol West and Jaguar Drive. (Derrick Archuleta)
7. **Case #S 2003-20.** Tract 39, Phase 2A, Unit 2 Tierra Contenta, Barrio del Corazon Final Plat. David R. Thomas, Tierra Contenta Corporation, requests final plat approval to create a 10 lot subdivision on approximately 2.050 acres. The property is zoned PRC (Planned Residential Community) and is located at the southwest corner of Paseo del Sol West and Jaguar Drive. (Derrick Archuleta)
8. **Case # M 2003-33.** Silverado Phase 4, Tracts 45 and 47 Phase 2A, Unit 2, Tierra Contenta Final Development Plan. Jenkins Consulting, Inc, agent for Centex Homes, requests final development plan approval to create a 58 lot subdivision on approximately 10 acres. The property is zoned PRC (Planned Residential Community) and is located on the north and south side of the Jaguar Drive extension at Contenta Ridge. (Ron Quarles)
9. **Case # S 2003-21.** Silverado Phase 4, Tracts 45 and 47 Phase 2A, Unit 2, Tierra Contenta Final Plat. Jenkins Consulting, Inc, agent for Centex Homes, requests final plat approval to create a 58 lot subdivision on approximately 10 acres. The property is zoned PRC (Planned Residential Community) and is located on the north and south side of the Jaguar Drive extension at Contenta Ridge. (Ron Quarles)
10. **Case # M 2003-35.** 119 del Rio Variance. Jeremy Landau, owner, requests approval of a variance to reduce the established front yard and side yard setbacks from 20 feet and 30 feet to 12 feet and 10 feet respectively for property located at 119 del Rio and described as Lot 10 of the replat of the Casitas del Rio Subdivision. (Derrick Archuleta)
11. **Case # SP 2003-33.** Nora Fisher Lot Split. Southwest Mountain Surveys, agent for Nora Fisher, requests approval of a lot split creating two lots from one lot with a total area of approximately .164 acres. The application includes a request for variance approval to reduce the rear setback from 15 feet, as required, to 7.8 feet for the northernmost lot and 12 feet for the southernmost lot. The property is zoned RM-1 (Multi Family Residential – 21 dwelling units per Acre) and is located at 208 E. Santa Fe Avenue. (Derrick Archuleta)
12. **Case # CA 2003-07.** An Ordinance Amending Section 14-2.2 SFCC 1987 Regarding the Powers and Duties of the Governing Body. (Jeanne Price)

I. BUSINESS FROM THE FLOOR

J. STAFF COMMUNICATIONS

K. MATTERS FROM THE COMMISSION

L. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***An interpreter for the hearing impaired is available through City Clerk’s Office upon 5 days notice. Please call 955-6521.**